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HOME INSPECTION ADVISORY COMMITTEE Minutes of December 8, 2015 Public Session

CALL TO ORDER

The Home Inspection Advisory Committee was called to order by Vice Chairman Del Greco at 9:30 a.m. in the Union Conference Room, third floor, 124 Halsey Street, Newark, New Jersey. All parties were duly notified of the time, date, and place and all pertinent material had been provided.

SUNSHINE LAW ANNOUNCEMENT

Joseph Grabowy read the statement required by Chapter 231, Laws of 1975, known as the Open Public Meetings Act, and announced that notice of the meeting was prepared in the office of the Committee and mailed to the Secretary of State, the Star-Ledger, the Courier Post, the Bergen Record and the Atlantic City Press.

ROLL CALL

CMS present: F. Michael Fitzpatrick
Michael Del Greco
Neil Kipnis

CMs absent: None

Others present: Karl W. Reidel, Executive Director, Olga Bradford, Deputy Attorney General, Joseph Grabowy, Committee Staff, and three members of the public.

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

September 22, 2015

ACTION: The Committee reviewed the minutes of September 22, 2015, and on a motion by CM Kipnis, second by Vice Chairman Del Greco, voted to approve the minutes as amended.

REPORT OF THE EXECUTIVE DIRECTOR

The Committee noted the following statistics as of November 16, 2015.

a. Licensing Statistics:

- Licensed Home Inspectors - Active	750
- Home Inspectors - Expired	327
- Home Inspectors - Inactive	<u>223</u>
Total	1,300

The Committee noted these statistics for the record.

b. Continuing Education Audit

DISCUSSION: Executive Director Reidel stated that approximately 85% of the audited licensees responded to the Committee's request for proof of having completed their continuing education credits for the 2015 - 2017 biennial renewal licensure period.

ACTION: On a motion by Vice Chairman Del Greco, second by Chairman Fitzpatrick, the Committee voted to permit extensions, not to exceed sixty (60) days, to audited licensees requesting additional time to complete their continuing education credits for the 2015 - 2017 biennial renewal licensure period.

c. Incoming Correspondence:

None

APPEARANCES:

None

APPLICATIONS FOR REVIEW

ACTION: The Committee on a motion by Vice Chairman Del Greco, second by CM Kipnis, voted to approve the following applications for licensure pending receipt of insurance:

<u>Applicant</u>	<u>Application #</u>
Thomas Wehrle	1963575
Joseph Van Hook	1971420
Brian Cohen	1972568
Christopher Iacona	1973091

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Eric Koch 1973588

<u>Applicant</u>	<u>Application #</u>
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John Martusciello	1976275
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Brandon Wrobel	1977278
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Joseph Gibriano	1983994
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Stephen Froehlich	1982957
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Christopher Bonilla	1979822
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Steven Cmielewski	1987247
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Sean Cordrey	1987252
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James Karanzalis	1984994
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Cody Hunter	1986462
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ACTION: The Committee on a motion by Vice Chairman Del Greco, second by Chairman Fitzpatrick, voted to approve the application for licensure, William Stapleton, #1971017, pending receipt of insurance. CM Kipnis was recused.

Michael O'Brien - #1954030

DISCUSSION: The Committee reviewed the home inspector application and noted that Mr. O'Brien did not complete his forty (40) hours of field based training inspections through Middlesex County Vocational Technical School (MCVTS) where he previously completed the one hundred and forty (140) hour home inspector program. Mr. O'Brien completed his training inspections independently of MCVTS under a licensed home inspector.

ACTION: On a motion by CM Kipnis, second by Chairman Fitzpatrick, the Committee voted that the application was incomplete and they shall hold it in abeyance until Mr. O'Brien complies with N.J.S.A. 45:8-68(c)1 and completes forty (40) hours of field based training inspections through MCVTS and provides proof to the Committee.

REVIEW OF CONTINUING EDUCATION COURSES:

ACTION: The Committee reviewed the following courses and on a motion by Vice-Chairman Del Greco, second by CM Kipnis, voted to approve the courses as follows:

<u>Sponsor</u>	<u>Course</u>	<u>Credits</u>
Garden State ASHI	Radon Systems Testing & Mitigation	4
Garden State ASHI	Modern HVAC & Plumbing Systems, an in-depth review of Furnaces, water heaters and air conditioners	8

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H & J Freile Home Inspection	The Home Inspection and EIFS	2
H & J Freile Home Inspection	Basement Water Penetration Detection	2
H & J Freile Home Inspection	Inspection of Stucco & ACMV Siding Systems	2
<u>Sponsor</u>	<u>Course</u>	<u>Credits</u>
InterNACHI	How to Inspect Stucco & Man Made Stone	2
InterNACHI	Masonry Water Intrusion Case Studies	2
InterNACHI	Phase Construction Inspection	2
InterNACHI	The Home Inspector's Legal Forum	2
NJ ALPHI	Radon - Recertification with respect to Home Inspectors	4
NY Metro ASHI	Professional Practice & Report Writing	2
NY Metro ASHI	Inspecting Electrical Systems	1.5
NY Metro ASHI	Next Generation of EIFS	1.5
TRI-State ASHI	Paver & Wall Installations	2
TRI-State ASHI	TSA Annual Seminar	8

DISCUSSION: The Committee reviewed its current continuing education approval form and requested that additional line(s) be added for each separate course.

ACTION: On a motion by Vice Chairman Del Greco, seconded by CM Kipnis, the Committee voted to notify all sponsors that the new continuing education approval form must be completed and filed with the Committee office. Committee staff shall return all incomplete continuing education approval forms for re-submission by sponsors.

REACTIVATIONS/REINSTATEMENTS

Brian Finnegan, #24GI00011700

ACTION: The Committee reviewed Mr. Finnegan's application for reactivation of his inactive license and on a motion by CM Kipnis, second by Chairman Fitzpatrick, voted to reactivate his license immediately and allow him an additional six (6) months to complete his forty (40) continuing education credits. These credits may not be used to satisfy the 2017-2019 biennial licensure renewal period.

INFORMATIONAL ITEMS

David Goldstein provided educational materials to Executive Director Reidel, regarding the Examination Board of Professional Home Inspectors (EBPHI).

PUBLIC COMMENTS

DISCUSSION: Dave Goldstein spoke about the Committee's Continuing Education Approval form which is available on its website. He requested that the form be converted to a writeable document to allow course sponsors to more easily and accurately complete and submit courses for review.

MOVE TO EXECUTIVE SESSION

ACTION: The Committee, on a motion by Vice Chairman DelGreco, second by CM Kipnis, voted to enter Executive Session to review disciplinary matters.

RETURN TO PUBLIC

On a motion contained in the Executive Session minutes, the Committee re-entered Public Session for the purposes of adjournment.

ADJOURNMENT

ACTION: On a motion by Vice Chairman Del Greco, second by CM Kipnis, the Committee voted to adjourn the meeting at 2:00 PM.

APPROVED BY:

F. Michael Fitzpatrick
Chairman

Karl W. Reidel
Executive Director